



## LEASE ADDENDUM COMMUNITY POLICIES 2019-2020

In order to promote and maintain the community, and as a condition of residency, MAIN STREET COMMONS has established the following additional rules and regulations for all tenants. Adherence to these rules and regulations is essential for the comfort and convenience of all tenants.

**Tenant shall be subject to a minimum of \$50 Administrative Fee / Community Fine (in addition to the cost of any repairs or remedies) for:**

1. Allowing pets of any kind (except fish in tanks not larger than 10 gallons in capacity) in or about the premises.
2. Altering the condition of the apartment to include driving nails into walls or woodwork, applying wallpaper, changing the type or color of the paint, or attaching shelving or cabinets to the walls.
3. Installing lofts in the apartment. Bed risers are limited to commercial products with a maximum height of six inches.
4. Leaving any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, lawn or other common areas. This includes leaving trash bags outside your door, in the common hallway, stairwells and on the balcony.
5. Displaying any sign, advertisement or notice in the windows or inside or outside the premises.
6. Smoking in the hallways, apartments or common areas such as the social room, study room, fitness center and pool area, (**smoking is only allowed outside in designated areas**). No littering or obstructing the public halls or grounds.
7. Throwing or allowing anything to be thrown out of the windows or doors, or down the hallways of the buildings. \*This includes cigarettes and smoking refuse.
8. Placing anything on the outer edges of the sills of windows or hanging items from the windows or placing aluminum foil or any such product over the windows.
9. Shaking or cleaning any tablecloths, rugs, mops or other articles in any of the public halls or from any of the windows, doors, or landings.
10. Canvassing, soliciting, or peddling in the apartment community or distributing handbills, circulars, or advertisements. Posting flyers/items without our express written consent.

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11. Installing, erecting or utilizing exterior clotheslines within the apartment community or installing window shades other than those provided by the owner/agent.
12. Failing to comply with or allowing family or guests to not comply with posted rules for the use of the social/game room, common spaces, tanning room, fitness center, or parking areas.
13. Failing to keep your suite in a neat, clean, good and sanitary condition.
14. Failing to keep doorways and hallways free of all trash, trash bags, containers, boxes rubbish and personal belongings.
15. Creating a potential fire hazard to include allowing, using or storing propane, charcoal, or electric grills or other open flame devices (including portable heaters) on the premises, storing combustible materials, and tampering with, removing or discharging any fire extinguisher except when done in a fire emergency.
16. Violating the posted parking and traffic regulatory signs within the property.
17. Excessive or disruptive noise or the amplification of sound in a manner that disrupts or disturbs others.
18. No one under the age of 18 allowed in the common areas, social room, study/game room, fitness room, etc. without adult supervision at all times or playing in parking lots or other common areas not specifically designed for play.
19. Performing automobile repair or maintenance on the property.
20. Gathering of more than 12 people in any apartment without prior written approval of the property management team.
21. Possession or use of any type of fireworks, paintball guns, large knives, BB guns or bows and arrows.
22. Drinking or possession of alcohol while under the legal age or allowing underage persons to drink or possess alcohol in the apartment. No kegs of any kind are allowed in the apartment or the premises.
23. All persons in the apartment will be held responsible for their behavior/objects in that apartment or area. In addition, persons who are not observed participating in misbehavior or in possession of inappropriate items/objects, but are in the presence of a policy violation, can be held responsible. This is called implied consent. If a tenant is not present, he/she will be held responsible unless it can be clearly demonstrated that he/she had no knowledge of the violation.

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24. You must not disconnect or intentionally damage a smoke detector or remove the battery without immediately replacing it with a working one. Removing sprinkler guards or closet shelving is not permissible. If you do not comply with this, you may be subject to damages, fines, civil penalties and attorneys' fees. AFTER YOU MOVE IN, YOU ALONE ARE RESPONSIBLE FOR KEEPING THE SMOKE DETECTOR IN WORKING ORDER. WE ARE NOT.

25. If you request to be relocated, then you shall pay to us a Transfer Fee as laid out in your lease agreement. This fee is in addition to any cleaning and damage fees as a result of the transfer. In no event shall we be obligated to relocate you at your request or the request of others.

26. You shall not leave your guests on property unattended. You must be present for the duration of your guests stay on property.

27. Not participating in any mandatory fire or security drills.

28. You shall not install personal locks of any kind on any door or window inside or outside of your apartment.

29. If a tenant locks himself / herself out of the apartment and/or bedroom space more than once per semester, requiring the Landlord and/or Landlord's agents to open dwelling.

**Tenant shall be subject to Booting, Towing, and/or ticketing of Vehicle(s):**

All vehicles owned or operated by you are required to have a Property parking sticker and be registered with our office. Guests must park in the designated guest parking areas only and not in the resident lot or garage. Unless otherwise designated, there are no assigned parking spaces and parking spaces are available on a first come, first served basis. Illegally parked and abandoned vehicles may be towed at the expense of the vehicle owner or operator.

Your vehicle may be towed immediately, without notice, for the following violations:

1. Parked in a fire zone, tow away zone, no parking zone
2. Parked in a handicapped zone without proper identification
3. Parked blocking another vehicle
4. Parked blocking dumpsters
5. Parked in the grass, on sidewalks, or on curbs
6. Parked blocking an entrance or exit
7. Parked on property and not displaying a valid parking permit

In addition, vehicles that incur any of the following violations listed below may be notified with a warning and given 24 hours to correct the violation before the vehicle is towed unless other arrangements have been made with the Manager:

1. Vehicles with expired plates or inspection sticker
2. Vehicles inoperable (must drive to prove operable)

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3. Vehicles abandoned or not being driven (i.e. using our property as a storage facility)
4. Vehicles on jacks or blocks (unless posing a public safety hazard in which cases, such vehicles may be removed immediately without notice).

**Tenant shall be subject to Eviction for:**

1. Violation of any portion of the Lease pertaining to using, permitting, facilitating, or storing of illegal drugs or controlled substances.
2. Committing or participating in any act that is classified under Illinois General Statutes as a felony.
3. Any act of vandalism, malicious destruction, misuse or defacing of public or private property on or about the apartment complex.
4. Falsely reporting a fire or other emergency or falsely setting off a fire alarm.
5. Possession of firearms of any type on the apartment complex.
6. Disorderly conduct or intentionally creating a public disturbance on the property to include fighting or other violent behavior, creating the threat of imminent fighting or other violence, or engaging in disruptive behavior.
7. Allowing anyone other than an authorized tenant to occupy or store items in an apartment.
8. Repeat or frequent violation of any of the rules listed in this Addendum may also result in eviction proceedings.

**Note:** Proof of violations subject to eviction shall be based on a preponderance of the evidence, unless otherwise provided by law.

This Lease Addendum is incorporated into the Lease Agreement between the owner/agent and the Tenant.

By: \_\_\_\_\_  
Tenant Date

By: \_\_\_\_\_  
MAIN STREET COMMONS Agent Date